

RCP Land Use & Housing Chapter

Draft Goals, Outcomes and Action Plan

Goals

- **Implement the Compass Blueprint:**
 - Maximize the efficiency of existing and planned transportation network by focusing growth in existing and emerging centers and near major transportation corridors.
 - Use the Compass Blueprint to ensure that future transportation improvements serve these focus areas.
 - Provide the necessary amount and mix of housing for our growing, changing population.
 - Create significant areas of mixed-use development and walkable, "people-scaled" communities.
 - Inject new life into under-used areas by creating vibrant new business districts, redeveloping old buildings and building new businesses and housing on vacant lots.
 - Preserve existing, stable, single-family neighborhoods.
 - Protect important open space, environmentally sensitive areas and agricultural lands from development.
 - Promote green building standards in new development.

Outcomes

- 100% of City and County General Plans are consistent with Compass Blueprint by 2012.
- Increase the number of new housing units and jobs created within the Compass 2% Strategy Opportunity Areas by 2012 and improve the regional jobs-housing balance.
- Reduce the region's vehicle miles traveled from carbon-based fueled vehicles to 1990 levels by 2020.
- Add one housing unit for every 3 persons of population growth and one new housing unit for every 1.5 new jobs.



- Reduce the percentage of households paying more than 30% of income for housing by 20% from the year 2000 level.
- Increase the region's homeowner affordability index so that the relationship of median income to median home price mirrors the national average.
- Achieve a regional housing vacancy rate of 1.5% for owner-occupied units and 5% for rental units to maintain a healthy housing market.
- Significantly decrease the rate of land consumption and urbanization between 2007 and 2035.
- Significantly increase the density of urbanized areas between 2007 and 2035.
- All cities in the region adopt green building standards by 2012.

Action Plan

Constrained Actions

LU-1. Provide technical assistance and regional leadership to implement the Compass Blueprint growth scenario and integrate growth and land use planning with the existing and planned transportation network.

LU-1.1 SCAG shall provide planning services to local governments through Compass Blueprint Demonstration Projects.

LU-1.2 SCAG shall continue with a targeted public relations strategy that emphasizes regional leadership, the benefits and implications of Compass Blueprint, and builds a sense of common interests among Southern Californians.

LU-1.3 SCAG shall expand the role of the Compass Partnership, a forum convening representatives from government, civic leaders and members of the development community. The Compass Partnership will advise the region on how public-private partnerships will help leverage the outcomes outlined in this chapter.

LU-2. Local jurisdictions should identify opportunities that are consistent with state Housing Element law to accommodate the forecast housing need identified through the RHNA process.

LU-3 Leverage federal and State and local funds to implement the Compass Blueprint.

- LU-3.1** Stakeholders should leverage state infrastructure bond financing, including the Department of Housing and Community Development's Transit Oriented Development program and supporting legislation that will target infrastructure bond funds for regions with adopted growth visions such as the Compass Blueprint and for projects consistent with these visions.
- LU-3.2** To provide housing, jurisdictions should leverage existing state programs such as HCD's Workforce Incentive Program and the state density bonus law and create local incentives such as housing trust funds, tax-increment-financing districts in redevelopment areas and around transit villages and partnerships with non-governmental stakeholders.
- LU-3.3** SCAG shall continue to support and provide funding for the statewide Blueprint Planning program.
- LU-3.4** Subregional organizations should leverage the federal transportation planning funds available at the subregional level, to complete projects that integrate land use and transportation planning and implement Compass Blueprint principles.

LU-4 Local communities should consider shared regional priorities, as outlined in the Compass Blueprint, Regional Transportation Plan, and this Regional Comprehensive Plan, in determining their own development goals and drafting local plans.

- LU-4.1** Local jurisdictions should take a comprehensive approach to updating their General Plans, keeping General Plans up-to-date and providing progress reports on General Plan updates and implementation, as required by law. Communities are strongly encouraged to submit the General Plan and General Plan elements to SCAG under the Inter-Governmental Review Program.
- LU-4.2** Local governments should adopt, with technical assistance from SCAG, green building standards.
- LU-4.3** Local governments and subregional organizations should develop ordinances and other programs, particularly in the older, more urbanized parts of the region, which will enable and assist in the cleanup and redevelopment of brownfield sites.
- LU-4.4** Local governments and subregional organizations should develop adaptive reuse ordinances and other programs that will enable the conversion of vacant or aging commercial, office, and some industrial properties to housing and mixed use with housing.

LU-5 SCAG shall develop an objective monitoring system to gather data and measure regional progress toward implementing the Compass Blueprint growth scenario and achieving the outcomes outlined in this chapter.

- LU-5.1 Define a methodology for assessing local General Plans' consistency with Compass Blueprint
- LU-5.2 Develop a data set and methodology for determining what portion of regional growth is occurring within 2% Strategy Opportunity Areas.

- LU-6 SCAG shall use its Intergovernmental Review process (IGR) role to provide robust review and comment on large development projects and their consistency with the Compass Blueprint.**
- LU-7 SCAG will further develop land use performance measures to be included in future Regional Transportation Plans.**

Strategic Initiatives

- LU-S1 SCAG and county transportation commissions should initiate a program to secure significant resources for implementing Compass Blueprint. The program would provide infrastructure funding for specific allowable costs of development projects that integrate land use and transportation planning and are consistent with the 2% Strategy.**
- LU-S2 SCAG shall continue efforts, in collaboration with state agencies and local jurisdictions, to significantly reform state Housing Element law and the Regional Housing Needs Assessment process. These reforms should promote the broad goals stated by the Secretary of Business, Transportation and Housing and shared by SCAG:**
 - Each municipality has a clear responsibility to provide housing based on the growth in population and jobs generated in the community.
 - Jurisdictions should be able to collaborate in meeting housing needs.
 - Planning for housing should be pursued over a longer time frame in line with other major growth planning efforts.
- LU-S3 The State, in collaboration with regional organizations and local jurisdictions, should work to re-structure and re-**

incentivize the municipal finance system that currently challenges virtually all local governments in California and often promotes inefficient land uses. Changes should:

- Ensure the reliability of revenue streams to local government such that local finances are not the first resort in difficult budget years.
- Re-structure sources of municipal revenue to place less emphasis on retail development and sales tax receipts, and to incentivize housing development and other land use changes consistent with regionally shared goals.